



# The Braddock Beacon

## Community Input Needed for Pedestrian Overpasses on Braddock Road

I am organizing a series of community meetings for residents to learn about and comment on [the proposed pedestrian crossings on Braddock Road](#), the designs being considered, and possible locations for additional crossings. The first meeting will take place in June and the second will be scheduled for October. The specific dates will be announced in upcoming weeks through the Cook Advisory and Social Media.

Members of the community suggested the County research pedestrian overpasses as part of the Braddock Road Multimodal Study. The overpasses would provide an “elevated crossing alternative” that would not affect traffic flow at major intersections on Braddock Road. These overpasses would further promote connectivity in Braddock by providing pedestrian access to more neighborhoods, shopping centers, and public transportation.

After receiving feedback from the community and the Braddock Road Task Force, the County planned a pedestrian overpass across Braddock Road in between the Red Fox Drive (East) intersection and the Burke Lake Road/Woodland Way intersection. The County also offered the option of placing an overpass “across Braddock Road in between the Kings Park Drive intersection and the Stone Haven Drive intersection” or “across Braddock Road in between the Southampton Drive intersection and the Wakefield Chapel Road intersection (closer to the Wakefield Chapel Road intersection).” Ultimately, the location of additional overpasses would depend on community interest. The County is open to any viable location with community support.

Please stay tuned for further information on the upcoming meetings. If you have any questions please contact my office by email at [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) or by phone at 703-425-9300.

## Community Meeting Set to Discuss Future of Lake Accotink

A community meeting is scheduled for Monday, April 30, 2018, to discuss options for the management of Lake Accotink, including whether or not to preserve the lake at all.

The Park Authority will join Braddock District Supervisor John Cook and Lee District Supervisor Jeff McKay to gather public input in developing a vision for how Lake Accotink Park will serve the community for years to come. Members of the community are invited to Lake Braddock Secondary School, at 9200 Burke Lake Road in Burke, from 7 to 8:30 p.m. for discussion and to voice their opinions.

Since Lake Accotink was created in 1940, the increasing flow of sediment from upstream has complicated management of the lake. The lake has been dredged three times in the past to maintain sufficient water depth to support recreational use of the lake, but the time span between dredges continues to decrease while the cost to dredge continues to rise. The accumulated sediment is reaching a critical point once again.

Changes in regulatory standards have impacted the options available to the Park Authority to address removal of sediment from the lake, drastically impacting the cost of such a procedure. A study of a variety of ways to address the issue was prepared by a private consultant to provide the information necessary to make an informed decision.

The options considered in the study include:

- No Direct Management, allowing the lake to continue to fill in by 2025
- Continue Current Dredging Method, as has been done in the past
- Deeper dredging with the Addition of a Forebay, allowing for smaller, yearly dredges
- Single Stream Channel with Reclaimed Land, modifying the existing dam to revert the land condition to the original stream corridor
- Single Stream Channel with a Smaller Lake, modifying the dam to create a single stream but retaining a smaller, offset lake

Details for each of these options and the full Lake Sustainability Study are available for review at the Lake Accotink Park Master Plan Revision project [webpage](#). Community input regarding the preferred method of managing Lake Accotink will continue to be accepted through May 28, 2018.

For more information, please contact the Public Information Office at 703-324-8662 or via [Parkmail@fairfaxcounty.gov](mailto:Parkmail@fairfaxcounty.gov).

### **Presenting the Welcoming Inclusion Network**

Supervisor John C. Cook has been named the Sponsoring Chairman of the Welcoming Inclusion Network, a collaborative committee dedicated to improving employment opportunities and day services for people with developmental disabilities.

Adults with developmental and intellectual disabilities face a number of challenges when it comes to finding employment and day services. The County has historically provided these services to individuals with intellectual disabilities in light of inadequate state funding levels. Recent state and federal regulatory changes now mandate that such services be provided equally to individuals with developmental disabilities, thus doubling the population served. Funding, however, has not increased, requiring changes in our services. In order to help the County revise its programs, a collaborative group of stakeholders called the Welcoming Inclusion Network (WIN) was created in February 2018. WIN stakeholders include a wide range of people in the community including parents, service providers, advocates and Fairfax-Falls Church Community Services Board developmental disabilities services staff. The group's goals fall under the four terms of "Network, Design, Employment, and Inclusion." The goal associated with Network entails building opportunities for increased information and resource sharing among agencies, companies, other organizations, and the

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community at large. The Design goal is to ensure service equity and efficiency through community-designed services. Employment includes boosting employment opportunities through existing and new service models. The final goal of Inclusion lies in identifying and addressing other challenges those with developmental disabilities face in achieving full community inclusion.

WIN is still open to community members interested in improving these services and community inclusion for those with developmental disabilities. The next stakeholders' meeting will be April 23 at 6:00 pm in the Fairfax County Government Center, Conference Rooms 9/10 at 1200 Government Center Parkway, Fairfax, VA.

## Cook in the Community

### VRE Platform

#### Expansion Ribbon Cutting Supervisor

Cook spoke at the VRE Lorton Platform Expansion Ribbon Cutting on March 8.

### 40<sup>th</sup> Annual Fairfax County Valor Awards

Supervisor Cook joined other Fairfax County leaders and public safety officials to honor our public safety heroes at the Chamber of Commerce Valor Awards on March 9.

### FANQUEST Special Olympics Basketball Tournament at Lake Braddock Secondary School

Supervisor Cook cheered on the Special Olympics Basketball teams from Lake Braddock and Robinson Secondary Schools at the Lake Braddock FanQuest on March 9.



**Teen Job Fair** Supervisor Cook joined Supervisor Pat Herry and Supervisor Linda Smyth at Woodson High School on March 10 for the Teen Job Fair.

**Burke Volunteer Fire and Rescue Department Banquet** Supervisor Cook joined Chairman Sharon Bulova and Supervisor Pat Herry in presenting an official Board Proclamation for the 70<sup>th</sup> anniversary of the Burke Volunteer Fire and Rescue Department's incorporation at the awards banquet on March 10.

**Braddock District Council and Budget Town Hall Meeting** Supervisor Cook hosted a budget town hall with Fairfax County CFO Joe Mondoro on March 14.

**Sandy Creek Transit Center Grand Opening** Supervisor Cook cut the ribbon for the Sandy Creek Transit Center on March 15 at George Mason University campus.

**Korean Community Services Center Award Banquet** Supervisor Cook celebrated the 44<sup>th</sup> annual awards banquet for the Korean Community Services Center on March 18.

**Community Pool Meeting** Supervisor Cook hosted the annual Community Pools Meeting on March 19.

## Braddock Neighborhood News



Supervisor Cook hosts a monthly television show, Braddock Neighborhood News, on Fairfax County Channel 16, which is available on most cable networks. Supervisor Cook invites special guests to cover important topics on important matters that affect the Braddock District. This month Supervisor Cook sits down with the new Fairfax County Executive Bryan Hill. Their interview focuses on the role of the County Executive, Mr. Hill's experience, and some of the issues he has worked on in the early months of the job. Episodes air on Sundays at 5 p.m., Wednesdays at 7 p.m. and Fridays at 5 p.m. You may also watch the episodes online.

## Community News

### **2017 FCPD Crime Stats Now Available**

By FCPD Media Relations Bureau

The 2017 Crime Data for Fairfax County is posted on our website:

<https://www.fairfaxcounty.gov/police/chief/crimestatistics>

Overall, crimes across all categories had an overall decrease of 1.60% in 2017 as compared to 2016. Colonel Edwin C. Roessler Jr., Chief of Police, said today, "The entire community worked with their police department to achieve these results for 2017. Community engagement, information sharing, accountability and public trust energize our partnerships that keep Fairfax County the safest jurisdiction of its size in the United States."

The links on the crime statistics page will allow you to view crime statistics overall and specifically by police districts. We encourage everyone to stay informed and engaged with your police department through our social media accounts which include Facebook, Twitter and Instagram.

### **Operation Medicine Cabinet Cleanout – April 28**

Residents are encouraged to participate in Operation Medicine Cabinet Cleanout, a free, convenient, confidential, and safe medicine disposal event on Saturday, April 28, 2018. Unused or expired medications can be dropped off at all eight Fairfax County District Police Stations from 10 a.m. to 2 p.m. Only pills and liquids will be accepted, no pressurized canisters or needles. Drop-off locations are available online. Safe disposal of

unused or expired medications prevents drug abuse and misuse, accidental poisoning, and protects the environment. This event is being held in conjunction with National Prescription Drug Take Back Day.

### **VDOT Repaving Begins Soon!**

With the start of warmer weather, VDOT will begin its Northern Virginia Road Repaving again. The good news for everyone is that Burke Station Road is scheduled to be repaved this year, though we do not have a definite date at this time. Thank you all for the incredible patience you have shown for the last several years.

Other roads scheduled for repaving and bicycle lanes additions include Sideburn Road, Ridge Top Road, Monument Drive, Forum Drive and Post Forest Drive. Holly Drive, Village Drive, Kenwood Terrace and Highland Terrace and Random Hills Road will be repaved in the western part of the Braddock District. Roads in the Middleridge, Somerset South, Olde Forge/Surrey Square, and Olde Creek neighborhoods will also be paved at some point before the paving season ends the first of December. If you have questions about specific roads, you may check the interactive [VDOT website](#) or email our office at [Ann.Sharp@fairfaxcounty.gov](mailto:Ann.Sharp@fairfaxcounty.gov).

### **Police Leaders of Tomorrow**

June 11-15, 2018. Applications due: April 30, 2018

Police Leaders of Tomorrow was created in recognition of the need for diversity in policing. Although the Fairfax County Police Department is more diverse today than in previous years, the Department continues to seek opportunities to ensure its membership is reflective of the community it serves. There are two goals of the Police Leaders of Tomorrow program. The first is to encourage those who attend to consider a career in law enforcement. The second is to educate young adults about policing.

The program is offered free of charge and is open to young adults with diverse ethnic and racial backgrounds between the ages of 18 and 24 in the Metro Washington Area. Class size is limited to 15 students.

Classes will be held Monday through Friday June 11 – 15, 2018 from 9:00 a.m. to 3:00 p.m. at various police facilities across Fairfax County, including the Criminal Justice Academy in Chantilly, Public Safety Headquarters in Fairfax, and the Pine Ridge Facility in Annandale. Classes are a combination of presentations and facility tours. Participants are expected to attend all classes as well as participate in a ride along with a sworn police officer.

For an application and more details, please see FCPD's web site:

<https://www.fairfaxcounty.gov/police/servicesiz/plot>

### **Teen Police Academy**

July 16-20, 2018. Applications due: May 14, 2018

The Teen Police Academy is a week-long program that provides high school students with an opportunity to learn more about the Fairfax County Police Department, understand core police functions, explore careers in law enforcement, and participate in hands-on activities.

The program is offered free of charge and is open to all Fairfax County high school students currently enrolled in criminal justice classes and entering 10th, 11th or 12th grade during the 2018 - 2019 school year. Class size is limited to 25 students. Students are expected to provide their own transportation.

Classes will be held July 16-20, 2018:

- Monday through Thursday: 9:00am to 4:00pm at Falls Church High School
- Friday: 12:00pm to 7:30pm at the Public Safety Headquarters building in Fairfax

Participants are expected to attend all classes. For an application and more details, please see FCPD's web site: <https://www.fairfaxcounty.gov/police/servicesiz/teenpoliceacademy>

## Constituent Services Stories

*This section is designed to inform you of some of the constituent work done by Supervisor Cook's office over the last month. Your tax dollars are hard at work!*

24 people registered for Neighborhood College, which began April 5.

We received calls asking for assistance after the windstorm the first weekend in March. We worked with VDOT to get trees removed that had fallen on roads and on private property. Dominion Power was responsive to our requests to look at outages due to fallen trees and branches, and the County's Cable and Consumer Affairs Office was instrumental in getting Cox and Verizon out to take care of their lines where trees had fallen.

Two communities inquired about traffic calming and parking restrictions in their neighborhoods.

We had a successful meeting with several representatives from independent pools in the Braddock District. Having other pool board members available to ask and answer questions has proven to be a valuable part of these meetings.

A staff member notarized a document for a constituent and then called the receiving organization to make sure the document went through. The constituent expressed her gratitude with a kind tweet a few days later.

*@JohnCookVA A very spunky lady from your office not only provided me with a free notary, but was also very determined in making phone calls and faxes to ensure my paperwork was received by the intended party. Sometimes it's little things that can make a big difference to someone!*

A constituent living on social security wanted to know if they needed to file federal and state income tax. A staff member called the tax office for information. After speaking with the office, the staff member informed the constituent that as long as their annual income is \$11,000 (not counting social security) or less, they did not need to file a 2017 tax return.

A constituent called our office asking about a rumor she heard of an off-leash dog park coming to the area. Our staff was able to let her know about the upcoming park that will be opening at Monticello Park sometime before 2019.

# Citizen of the Month

This April is Sexual Assault Awareness month. I would like to highlight someone in our community that is working with sexual assault survivors, and getting our community involved in helping as well. Catrina Gomes, a Kings Park West resident is a sexual assault survivor. Catrina has been working with Fairfax County's Domestic Violence Action Center (DVAC) to make sure plus-sized survivors have the clothing they need when they go for help. Catrina found many local assault survivors were given clothing that did not fit after they went through a Sexual Assault Nurse Examiner (SANE) exam at the hospital following a sexual assault. Having been through this herself, she felt the last thing sexual assault victims should worry about was what clothes they would wear after their SANE exam. She and some friends decided during this month they would find after care kits for the plus-sized community. Each kit will contain a pair of sweats sized 2 – 5 XL, socks, underwear, toiletries and a letter of encouragement from a local survivor. Catrina uses her commission from her online Yunique make-up business and donations from the community to fund this project. If you would like to contribute, please visit her at [kittysglamsquad.com](http://kittysglamsquad.com). If you need assistance after a sexual assault, please reach out to [rainn.org](http://rainn.org) and their 24 hour hotline at 800-656-4673.



## Human Services Corner

### Community Services Board Nomination

Supervisor Cook is looking to fill a slot on the Board of the Fairfax-Falls Church Community Services Board. Members of the CSB board are volunteers who are appointed by the City of Fairfax, the City of Falls Church, their county district supervisor or by the chair of the Fairfax County Board of Supervisors. One member is appointed by the Fairfax County Sheriff. Board members may serve up to three terms consecutively, and each term lasts three years. Members attend monthly meetings of the Board, typically on the fourth Wednesday. Additionally, members are required to serve on at least one standing CSB Board subcommittee. Most of the meetings are held at the Merrifield Center, 8221 Willow Oaks Corporate Drive, Fairfax, VA 22031. Board members participate with local government in the appointment and annual performance evaluation of the agency's Executive Director. CSB Board members also nominate and elect officers of the Board, review the annual CSB budget request to the County and the State Performance Contract with the Commonwealth of Virginia. Additionally, Board members endorse the agency's strategic plan; develop, revise, and approve relevant agency policies and in so doing ensure that Board policies and procedures properly protect the rights of all individuals of the agency. For additional information, visit <https://www.fairfaxcounty.gov/community-services-board/board/about>. If interested, please send your resume to him at either [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) or send it to 9002 Burke Lake Road, Burke, VA 22015.

### Adventures 'N Learning – Spring 2018

Join the Shepherd's Center of Fairfax every Monday for 6 weeks, April 9th – May 14th (9:30 AM – 2:45 PM) start with gentle exercise, followed by speakers on topics such as health, history, community, personal development, finance, and more. Afternoon breakouts are book club, bridge, and canasta. Bring a brown bag lunch. Lord of Life Lutheran Church, 5114 Twinbrook Rd. Fairfax, VA 22032 is providing space and hosting this series of classes. The cost is \$30 for 6 weeks (Mondays). To register, please call the office at 703-426-2824, or go to our website and print the registration form and class schedule: [www.scfbva.org](http://www.scfbva.org).

## **Dementia Caregiver Support Groups**

Shepherd's Center of Fairfax-Burke sponsors a monthly meeting on the 2nd Tuesday (April 10th) of each month (Noon – 1:30 PM) for caregivers to learn and to share with others experiencing similar challenges. Before attending, contact the facilitator, Eileen Thompson at 703-451-8626 or Eileen.[thompson1@gmail.com](mailto:thompson1@gmail.com).

## **A Mother's Will**

(a new interactive presentation about suicide prevention) based on A Will to Survive, will be presented at Paul VI High School, 10675 Fairfax Boulevard, Fairfax 22030 on April 25 at 7:00 pm for FREE. A Will to Survive was a rock opera developed by the mother of Will Robinson, a Loudoun Valley High School student who committed suicide at the age of 17. This rock opera was performed at the Kennedy Center as well as all Loudoun County High Schools. This presentation stars his mother and takes an intimate look into the pressure, confusion and ever-evolving society that teens deal with today. This is a 25 minute documentary about Will, his family and the theatrical tour of a Will to Survive, followed by a live performance of excerpts from the original show, and ends with Will's mom holding an open forum for students and audience members to ask questions and share their thoughts.

## **Fairfax County Scam Jam**

Sat., April 28 -AARP and Fairfax County are sponsoring a Sam Jam on Saturday, April 28, 9 a.m. – 1 p.m. at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax.

This free event features experts and law enforcement officials who will discuss how to avoid door to door solicitor schemes, bogus investment deals, lottery scams, email fraud, the grandparent ruse and the latest identity theft shams. Registration is required. Go to [aarp.cvent.com/OSSFairfax](http://aarp.cvent.com/OSSFairfax) or call 1-877-926-8300.

Document shredding will be offered on-site free of charge. (Please, no plastics or electronics!) Find out more about the county's [Silver Shield Anti-Scam Campaign!](#)

## **Fairfax 50+ Employment Expo**

April 30 -Meet dozens of job recruiters at the [50+ Employment Expo](#) on Monday, April 30 from 10 a.m. to 2 p.m. at the Fair Oaks Marriott, 11787 Lee Jackson Highway, Fairfax. Registration is NOT required – just show up! Free admission and parking.

Attend seminars on changing careers, online job searching, continuing education, starting your own business, job training, and job interviewing. Be sure to look for Adult and Community Education's table and talk to a free career counselor!

Bob Levey, the prize-winning Washington Post columnist, is the keynote speaker. The event is sponsored by the Jewish Council for the Aging, Fairfax County, AARP Virginia and community partners. Request reasonable accommodations or more information at [mgordon@AccessJCA.org](mailto:mgordon@AccessJCA.org) or call 301-255-4209, TTY 711.

# Environmental Updates

## **Emerald Ash Borer and Ash Trees in Common Areas (April 2018)**

Emerald ash borer (EAB) is an introduced invasive insect that has wiped out ash trees in more than 30 states including Virginia where there are unlikely to be many remaining, healthy ash trees. When an ash tree is attacked by EAB, it will almost certainly die if nothing is done to protect it.

However after many years of research and effort, several options are available to help protect the remaining ash trees from emerald ash borer. Some of the best management practices include injecting pesticides and utilizing biological control, which is the process of releasing predators to help control an invasive species' population. Pesticides are recommended for individual yard or street trees which still have 30-50 percent of their canopy in-

tact. Biological control is best suited for groups of living ash trees in natural or forested sites. Trees that are dead or dying will not respond to treatment of any kind.

Most recently, Fairfax County Urban Foresters have released parasitoids\*, a type of biological control of the emerald ash borer, in publicly owned forests in the county. There is an opportunity for civic or homeowner associations with groups of ash trees in forested common areas to potentially release parasitoids as well. Urban Foresters are asking that these groups that have ash trees within forests on their property contact the Urban Forest Management Division to discuss potential options. County urban foresters cannot be directly involved in ash treatment or parasitoid release but are available for presentations and to give advice.

The Virginia Department of Forestry (VDof) has also recently adopted an EAB cost share program. Interested parties may apply for up to 50 percent assistance for pesticide treatment costs (up to a certain amount). The form to apply is located on the VDof website under Forest Health, form 6.5:

<http://www.dof.virginia.gov/forms/index.htm>. Additional questions on the EAB cost share can be directed to the state EAB coordinator, Meredith Bean ([Meredith.Bean@dof.virginia.gov](mailto:Meredith.Bean@dof.virginia.gov)).

More information on pesticide treatment or other management options for residents can be found here:

<https://www.slideshare.net/fairfaxcounty/emerald-ash-borer-homeowner-management-options> or at <https://www.fairfaxcounty.gov/publicworks/forest-pest>. For additional information or to schedule a presentation to your civic group, please contact the Urban Forest Management Division at 703-324-1770 TTY 711 or [pestmail@fairfaxcounty.gov](mailto:pestmail@fairfaxcounty.gov).

*\*All parasitoids were produced and supplied by the U. S. Department of Agriculture Animal and Plant Health Inspection Service (APHIS), Plant Protection and Quarantine (PPQ) EAB Parasitoid Rearing Facility in Brighton, MI. For parasitoid information call 866-322-4512.*

### **Long Branch Falls Park Stream Restoration Project to Begin**

Work is set to begin in early April to restore the highly degraded stream within Long Branch Falls Park in Annandale. The project involves restoration of approximately 800 linear feet of the Long Branch tributary. It will stabilize the streambed and bank, provide water quality benefits, restore native trees and herbaceous plantings to promote natural reforestation, and develop a healthy ecosystem. Construction traffic will be entering and exiting the site via King David Boulevard. There will be heavy construction equipment in the area, including excavators, dump trucks, loaders, and backhoes. For your safety, residents should stay out of the area until the work is complete and the park reopens. Construction is expected to be complete by the end of December 2018, depending on the weather, although some replanting will not be done until the following spring.

## Land Use

### ***Zoning Ordinance Amendments***

On March 20, the Board of Supervisors authorized public hearings for two proposed Zoning Ordinance Amendments:

Short-Term Lodging (Residential Owner/Renter Operated Dwellings Only)

Planning Commission Public Hearing: May 3 at 7:30 p.m.

Board of Supervisors Public Hearing: June 19 at 4:00 p.m.

Minimum Required Rear Yard Coverage Limitations for Single-Family Detached Dwellings

Planning Commission Public Hearing: April 18 at 7:30 p.m.

Board of Supervisors Public Hearing: May 15 at 4:00 p.m.

A summary of these two proposals follows. Community members are encouraged to submit their views, either in writing or in person. Comments to the Planning Commission may be addressed to [Plancom@fairfaxcounty.gov](mailto:Plancom@fairfaxcounty.gov). Residents who wish to testify before the Planning Commission are encouraged to register in advance at <https://www.fairfaxcounty.gov/planning/speaker.htm>. To testify before the Board of Supervisors, please register in advance at <https://www.fairfaxcounty.gov/bosclerk/speakers-form>

### **Short-Term Lodging (Residential Owner/Renter Operated Dwellings Only)**

The county has been developing an amendment to the Zoning Ordinance which would reverse the current ban prohibiting homeowners and renters from offering their homes for short-term lodging, such as on platforms like AirBnB, VRBO, HomeAway, TripAdvisor, and FlipKey. Staff conducted an online survey from June through August of 2017, which generated over 7,600 responses. Numerous meetings were held with residents, neighborhood and civic group representatives, tourism-related professionals, realtors, the hotel industry, Airbnb representatives, and others. A dedicated website was developed to share information and receive input.

As a result, proposed regulations have been developed which would allow limited short-term lodging operations. The proposal takes into consideration the concerns voiced during the outreach process and attempts to balance the interests of residents in protecting the character of their neighborhoods with the interest of residents who want to use their residences for short-term lodging. The proposal under consideration would only address short-term lodging conducted by an owner or renter in his or her permanent residence.

The proposal under consideration would:

- Limit the number of nights to 90 per year
- Require that the operator identify an authorized agent who will be available to address issues or emergencies that may arise in the absence of the operator
- Limit occupancy to no more than 6 adults per dwelling per night to allow for families or groups of friends, but Building Code maximum occupancy limits would apply and may impose stricter limits depending on the space being offered
- Require safety equipment, including a working fire extinguisher, interconnected smoke and carbon monoxide detectors, and an emergency exit plan posted on each bedroom door
- Require all advertisements to indicate if and where on-site parking is available, or clearly state if no parking is available
- Prohibit hosting commercial or group events such as parties, weddings, catered meals
- Require a short-term lodging permit, which would cost \$200 and be valid for two years
- Require operators to pay a 6% Transient Occupancy Tax, which would be divided evenly among a general tax, a tourism tax, and a share for regional transportation

The staff report on this proposed Zoning Ordinance Amendment is available at:

<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/Assets/Documents/Zoning%20Ordinance/Proposed%20Amendments/shorttermrental.pdf>

### **Minimum Required Rear Yard Coverage Limitations For Single Family Detached Dwellings**

Under the current Zoning Ordinance, accessory structures and uses may not occupy more than 30% of the minimum required rear yard (which is not necessarily the entire rear yard). The minimum required rear yard is defined as the area of the rear yard extending across the full width of the lot and lying between the rear lot line and the minimum required building setback line, typically 25 feet for most conventional R district lots. The coverage limitation serves two main purposes: 1) it reduces the bulk impact of structures or uses on adjacent properties; and 2) it limits the area covered by impervious structures or surfaces and therefore limits the environmental impacts caused by stormwater runoff.

It has become increasingly common to have more hardscaping features and other outdoor amenities in rear yards, such as sheds, detached garages, driveways, patios, children’s play equipment, sports courts, and swimming pools and decking. Not all features require building permits for construction, and not all homeowners are not aware of the 30% coverage limitation. Issues occur most frequently in P districts, which often contain smaller lots. Limiting these small P district lots to 30% of rear yard coverage often leaves little practical use of the required minimum rear yard area. Violations are often identified when residents seek other zoning approvals or apply for building permits. The only way to seek relief from the 30% limitation is through a variance request in the R districts or a Final Development Plan Amendment in P districts.

The proposed amendment would:

- Clarify what constitutes rear yard coverage
- Retain the current 30% coverage limitation for homes in conventional R districts and allow individual homeowners to apply for a special permit (rather than a variance) if they seek an increase beyond that
- Recommend increasing the by-right rear yard coverage limitation from 30% to 50% in P districts; any coverage in P districts which exceeds the approved amount could continue to be addressed through a Final Development Plan Amendment
- Recommend that P district lots smaller than 5,000 square feet be exempt from the minimum required rear yard coverage limitation (P district developments typically have open space and amenities located within common space, resulting in smaller individual lots)

The staff report for this proposal, which contains illustrations and more details, is available at <https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/zoning%20ordinance/proposed%20amendments/coverageofminimumrequiredrearyard.pdf>

### **Upcoming Community Meetings**

#### **Training Center Site Task Force**

Thursday, April 12 at 7:00 p.m. – Government Center Conference Rooms 9/10

#### **Braddock District Land Use and Environment Committee**

Tuesday, April 17 at 7:30 p.m. – Braddock Hall

#### **Minimum Required Rear Yard Coverage Limitations for Single-Family Detached Dwellings Planning Commission Public Hearing**

Thursday, April 18 at 7:30 p.m. – Government Center Auditorium

#### **Community Meeting for Draft Report from Training Center Site Task Force**

Monday, April 23 at 7:30 p.m. – Robinson Secondary School, Gold Cafeteria

#### **Short-Term Lodging (Residential Owner/Renter Operated Dwellings Only) Planning Commission Public Hearing**

Thursday, May 3 at 7:30 p.m. – Government Center Auditorium

### **Comprehensive Plan Amendments**

**Community Meeting on April 23 to Hear Options from Training Center Site Task Force**

The Training Center Site Task Force has met six times since the January 20 Community Planning Workshop. Starting with the recommendations from that workshop, they have explored a variety of options for the site. The Task Force has held meetings with the county's Department of Planning and Zoning, Department of Neighborhood and Community Services, and the Park Authority. Discussions focused on the needs and concerns raised by the community, with particular emphasis on different types of housing models, including senior housing, affordable, accessible, and workforce housing; parks and recreational facilities, such as an all-abilities recreational center, multi-use courts, rectangular fields, and connecting trails; community gathering areas; a child care center; and transportation needs, including parking.

Based on the information they have gathered, the Task Force is putting together three draft land use scenarios for the former Northern Virginia Training Center site and the current State Police site, should it be redeveloped. Neither of these sites had a Comprehensive Plan before, so this is an important opportunity for the community to make some recommendations as to the properties' future use.

The draft scenarios will be presented at a community meeting on Monday, April 23, in the Gold Cafeteria of Robinson Secondary School, at 7:30 p.m. Residents will have a chance to review the options and compare the impacts on schools, parking requirements, and traffic. This will be an opportunity for the community to provide additional input for the Task Force to consider as they formulate a final recommendation on a Comprehensive Plan for the area. That official recommendation will be presented to the community in late June.

Task force meeting agendas, handouts, PowerPoints, and minutes are available at:  
<https://www.fairfaxcounty.gov/braddock/training-center-and-state-police-site>.

To submit comments to the Training Center Site Task Force, use [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov). Please put "Training Center Site Task Force" in the subject line.

### **Proposed Housing Development at Braddock Road and Roberts Road RZ/FDP 2017-BR-030**

A proposal has been submitted by the Peterson Companies to create a high-end residential development at the northeast corner of the intersection of Braddock Road and Roberts Road. This site, which is approximately 9.56 acres and is zoned R-1, is developed with three single-family detached homes and a church, which would be removed. The property owner has proposed developing it with 49 single-family detached homes and amenities such as a corner park and picnic area, community garden, tot lot, and open lawn area. Access to the property would be from a single entrance on Roberts Road, midway between Braddock Road and Shenandoah Lane.

A community meeting was held in February to start a comprehensive planning process for this site. County Planning Division staff are considering options for a Comprehensive Plan Amendment based on community input. Those options will be presented to the community for consideration at a follow-up meeting later this spring. The rezoning proposal has been deferred while a Comprehensive Plan Amendment is being developed.

Information about the Comprehensive Plan Amendment may be found here:  
<https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/roberts-road>. The PowerPoint presentation with the owner's proposal may be found at: <https://www.fairfaxcounty.gov/braddock/roberts-road-proposed-residential-development>.

### ***Cases Filed Before the Planning Commission & Board of Supervisors***

**Goddard School Child Care Center  
11909 & 11917 Lee Highway and 4613 Holly Avenue  
SE 2017-BR-023**

The Board of Supervisors voted to approve of the application of Daniel and Matthew Investments LP to build a Goddard School private preschool and daycare facility on four parcels of land located at the southeast corner of Lee Highway and Holly Avenue. This followed two community meetings, numerous conversations with nearby residents and the applicant, and recommendations for approval by the Braddock District Land Use and Environment Committee and the Planning Commission.

During this process, several changes were made to the application based on input from the community. The maximum daily enrollment of children was reduced to 150 children. The Development Conditions include a provision requiring the applicant to inform parents/caretakers that use of Holly Avenue is strongly discouraged and the applicant is required to install a "No Left Turn" sign from the service drive access onto Holly Avenue, if approved by VDOT. These provisions are intended to discourage cut-through traffic from the facility onto Holly Avenue/Leehigh Drive/Village Drive. The applicant also agreed to construct a dedicated right turn lane running the length of the property along Holly Avenue for vehicles turning eastbound onto Lee Highway. The existing lane will be used for traffic going straight or turning left to go west on Lee Highway. The additional lane should help minimize traffic queuing on Holly Avenue.

### **University Mall**

#### **PCA C-083-03 with PCA 2009-BR-015**

On March 6, the Board of Supervisors approved an application from the owner of University Mall to allow rental of the existing building on the northwest corner of the property. When the shopping center was renovated, the proffers prohibited renewal of the lease for the former bank located there because that land area is reserved for right-of-way dedication for the eventual widening of the Braddock Road/Ox Road intersection. The bank has moved out and the building is now vacant. VDOT recently made improvements to that intersection and does not plan to do anything further for a number of years. The shopping center owner will now be able to rent the building to another permitted user rather than leave it empty. The new lease will require the tenant to vacate the premises and terminate the lease if VDOT requests to use the dedicated area.

### ***Braddock District Land Use & Environment Committee***

The next meeting of the Braddock District Land Use and Environment Committee will be on Tuesday, April 17, beginning at 7:30 p.m. in Braddock Hall. Braddock District Land Use and Environment Committee meetings are open to the public.

### ***Cases Filed With the Board of Zoning Appeals***

The Fairfax County Board of Zoning Appeals (BZA) meets on Wednesdays beginning at 9:00 a.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax. BZA meetings are also aired live on the county government's cable TV Channel 16. Residents who have concerns about an application are encouraged to submit a letter for the record or testify at the hearing on the case. You may register to testify at <https://www.fairfaxcounty.gov/dpz/bza/bzaspeaker.htm>. These matters will not come before the Board of Supervisors, but will be decided by the BZA. Staff reports are normally available two weeks before the scheduled hearing.

#### **Grzegorz Habera & Agnieszka Ludwikowski-Habera – 5602 Limpkin Court, Fairfax SP 2018-BR-012**

The applicant is requesting a modification of the rear yard setback requirements to allow the construction of an enclosed sunroom underneath an existing deck. This application is scheduled to go before the BZA on May 9. Information, including a map of the site and staff report, when available, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SP&seq=4240628>.

#### **Laura Farron – 9522 Stevebrook Road, Fairfax SP 2018-BR-025**

The applicant is seeking a Special Permit to create an accessory dwelling unit in the basement of the property for use by a family member. This application is scheduled to go before the BZA on May 23. Information, including a map of the site and staff report, when available, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SP&seq=4229281>.